



Glebe Close, Moulsoford, OX10 9JA

Guide Price £975,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



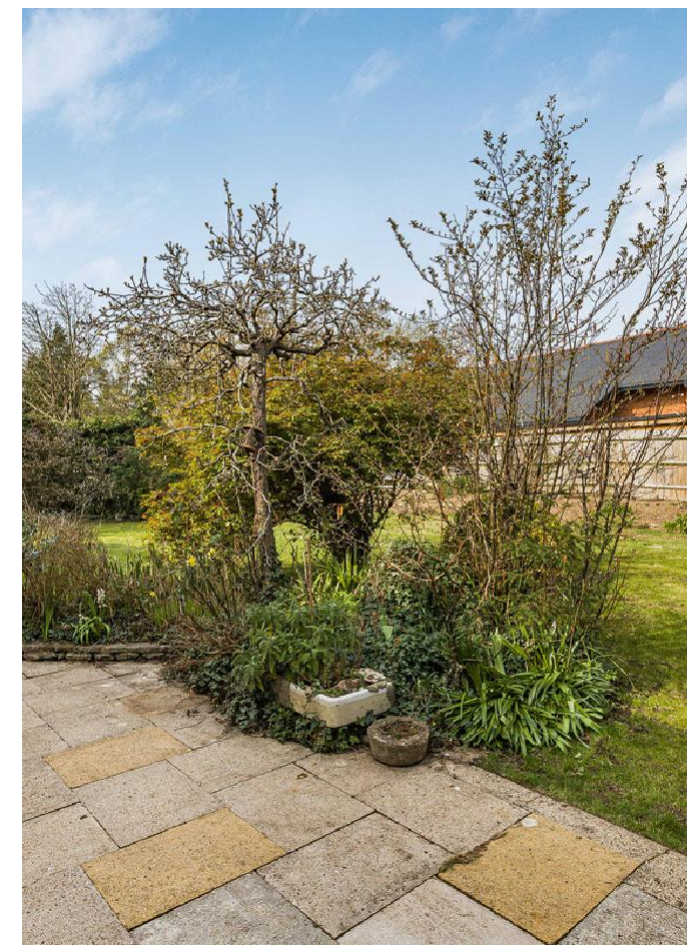


The Property

Occupying a glorious position a stone's throw from two of the most acclaimed schools in the county, is this tastefully modernised four-bedroom home, located in this exceptional cul-de-sac location surrounded by other impressive executive family homes. Modernised by the current owners in recent years, this well-arranged home offers extensive driveway parking, good size front and rear gardens, and substantial potential for extension and reconfiguration, subject to the relevant consents. Positioned perfectly for Cranford House, Moultsford School, and Riverside walks; this property offers a very unique opportunity for a family buyer. The accommodation comprises entrance hall, cloakroom, dining room/family room, impressive kitchen-diner, utility/sideway with integral access to the garage, large lounge, and conservatory. On the first floor there is modern bathroom and four bedrooms, including a particularly impressive master suite with shower room. To the rear of the property, there is a good size predominantly lawned garden with patio and side access. Finally, there is a well-stocked front garden, and ample driveway parking leading to a garage. For the location, potential, and presentation of this excellent family home to be fully appreciated; it must be viewed.



Moultsford is a charming South Oxfordshire village nestling between the River Thames and the Berkshire Downs, just 2 miles north of Streatley and 4 miles south of Wallingford. The village has The Church of Saint John the Baptist and two highly regarded private schools - Cranford House School and Moultsford Preparatory School.



Key Features

- Exceptionally well located for Cranford House & Moultsford School.
- Very well presented four-bedroom detached family home.
- Quiet and safe cul-de-sac location, neighbouring some other very impressive properties.
- Substantial potential for extension and reconfiguration; subject to the relevant consents.
- Three reception rooms.
- Recently updated by the current owners.
- Perfectly located for Riverside and Country walks.
- In our view, the surrounding properties set president and example to create substantial and statement family home.



The Location

Moulsford is also home to the award winning Beetle and Wedge riverside Inn. Goring station is conveniently located approximately 2.5 miles for commuting to London (56 minutes) and Reading (15 minutes) by train. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail (Elizabeth Line) allowing direct access to the City, Canary Wharf, the West End and Heathrow. Cholsey station is also 2.5 miles and is convenient for rail services to Oxford, Birmingham and the north of England.

Some material information to note: Gas central heating. Sceptic tank drainage. Mains water. Mains electrics. Offcom checker indicates standard and superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



